

# Carriage Oaks HOA

Fall Newsletter

[www.carriageoaksHOA.net](http://www.carriageoaksHOA.net)

September 2016

## HOA Board of Directors

E-mail: [carriageoakshoa@yahoo.com](mailto:carriageoakshoa@yahoo.com)

President:

Mat Fleishans  
689-6072

Vice-President

Dick Deschane  
279-5308

Secretary

Linda Deschane  
279-5308

Treasurer

Dawn Fleishans  
689-6072  
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Design Review Chair

Jan Minter  
279-9814

Email: [phoebe0717m@aol.com](mailto:phoebe0717m@aol.com)

Design Review Committee

Jacob Raszka  
Jay Turner

Director

Diane Hudson

## Block Party Sept. 10th

Thanks to the wonderful people of Waterford Court, the popular Block Party has been expanded to the entire subdivision. It is scheduled for Saturday, September 10<sup>th</sup> at 5:00 p.m. in Waterford Court.

COHA will provide the meat so RSVPs will be essential. We will create an event in Facebook to handle the RSVPs and give additional information. Hope to see many of you there!

## President's Corner

I hope everyone had a great summer. I would like to touch on some of the things the HOA has done this summer; this year we started to treat the run-off pond behind the homes on Leighton Ct. and Huntsboro Ct. We are going to continue to look at that to see what can be done to control the algae. Dead trees in common area along cook were removed. A blocked run-off drain that runs into the common area on Cook Rd. had to be cleaned and rerouted. We removed a downed tree on E. Devonshire that was blocking the sidewalk and was partially in the street.

Don't forget to check out our website, [www.carriageoakshoa.net](http://www.carriageoakshoa.net). Here you will find our covenants, contact information, design and review request form, etc. This is a very useful tool, especially our covenants, if you ever have a question please refer to the covenants.

Things the HOA takes care of:

- Lawn Maintenance of all common areas (this is our largest expense)
- Snow Removal (Triple T is contracted to remove snow once it reaches 3 inches)
- Neighborhood dumpster twice a year
- Organize neighborhood garage sale twice a year as well as pay to run the ad
- Block Party (HOA provides the meat)
- Various other operating expenses, postage, office supplies (paper, envelopes ext.), HOA insurance

I encourage you to attend our annual meeting in March, we vote on new Board members every year. Please consider joining the Board.

Please watch our Facebook page for HOA updates.

Thank you.

## St. Joseph City 2016 Clean-up Programs Fall Dates

The Clean Sweep Program is sponsored by the city and always falls on the same dates, in spring and fall. April 1-7 and **October 1-7**. Hazardous Waste Day always occurs on the Saturday following conclusion of Clean Sweep.

### Clean Sweep Program

Residents are allowed to bring yard waste, trash, appliances and up to 6 passenger tires (off the rims) free of charge two days per year during Clean Sweep. Hours are weekdays from 7:30 a.m. to 4:30 p.m. and Saturdays 7:00 a.m. to 2:00 p.m. Homeowners must present property tax receipts to prove eligibility for the Clean Sweep program.

Additional information may be obtained at the City of St. Joseph Landfill website <http://www.stjoemo.info>

St. Joseph Landfill  
9431 50<sup>th</sup> Rd SE

St. Joseph, MO 64507  
816-253-1120

### Hazardous Waste Days

April 9<sup>th</sup> and **October 10<sup>th</sup>**, from 7:00 a.m. to 3:00 p.m. at the parking lot of the Remington Nature Center.

## Fall Garage Sale & Neighborhood Cleanup

### **Garage Sale Dates Oct. 14-15**

The HOA pays for advertising in the paper, and provides signs at all four entrances into the sub-division. Watch Facebook for updates.

Please email [carriageoakshoa@yahoo.com](mailto:carriageoakshoa@yahoo.com) or call if you are interested in participating

### **Neighborhood Dumpster October 18-22<sup>nd</sup>**

The neighborhood dumpster will be located on E. Devonshire at the bottom of the hill. Once the dumpster is full it will be removed, a second dumpster will not be provided. Please do not fill to overflowing or place items on the street.

## Join The Official Carriage Oaks HOA on Facebook

[www.facebook.com/carriageoaks.hoa](http://www.facebook.com/carriageoaks.hoa)

Our facebook page is a great tool for sharing information about what is happening and posting helpful hints. Please add us to your favorites!!

## Exterior Additions or Modifications

When making plans for home improvements, please remember that any exterior additions or modifications to your structure or property such as fences, pools, retaining walls, water projects, changing of paint color, etc., ***requires prior approval of the HOA Design & Review committee***

Please contact Jan Minter by sending an e-mail to [phoebe0717m@aol.com](mailto:phoebe0717m@aol.com)  
We work hard to provide a prompt response to these requests.

## Yard of the Month

Winners are provided with a Yard-of-the-Month decorative flag for their yard as well as a gift card for \$50. Anyone can recommend a homeowner for consideration. Please see our website for additional details and pictures of the winners are on our Facebook page.

Many different homes were nominated and voting was close, but winners so far this summer are:

4109 Bennington  
3401 W. Devonshire

We are doing a similar program for Holiday Decorations in October and December – so have fun!

## Treasurer's Report

Here are a few things to remember:

- Our year runs April-March
- Dues are \$150 a year
- Late fee is \$15 if payment is not received by April 1st
- Invoices are mailed/emailed in March
- Dues not paid after 90 days can have a lien placed on their home.

Currently we have eight homes behind on their dues for a total of \$4,149

Checking account balance as of July 31st- \$11,854.76  
Savings account balance as of July 31st- \$14,279.47

## Halloween Tips

Please help make this a wonderful experience for our kids. Make sure we do the following :

- Have working yard lights
- Slow/safe driving
- Neighborhood cars not parked on the streets
- Porch lights on if you are participating



## Good News

It's Nice to see that homes in our neighborhood are moving when for sale. One of the goals of the HOA is helping to maintain the desirability of our neighborhood.

Please consider joining our board or coming to our meetings so your voices can be heard.

## Our Neighborhood

Signs –Signs are not allowed. The only exception is one “For Sale” sign. This applies to community event signs, school signs, church signs, political signs, etc.

Trees – Please trim trees to provide clearance 8 feet over the sidewalks and 12 feet over the street. Low hanging tree branches are hazardous for pedestrians, bicyclists and vehicles. The City of St. Joseph, if contacted to do trimming, will charge the property owner.

Trailers – Trailers, boats, etc. should be stored in the garage except for a short term use.

Trash Cans – Should be stored out of street sight and away from the front of the home.

## Winter

Even though it's sunny now, winter is coming. Please remember that it is important for our school children and walkers to have cleared sidewalks after snowfalls occur. Actually, our covenants require walks to be shoveled within a reasonable time period after a snow or ice event.

Placing snow poles along the curb edge gives the snowplows a visual reference and avoids or minimizes lawn damage.

## Working Together

Neighbors on London Ct. have banded together to hire one trash service for their court.

They hope to minimize the number of large trucks traveling on their court to reduce damage to their street. Perhaps this strategy will catch on with others. We'll keep you posted if it does!

### HOA Board Meetings

The Carriage Oaks Board of Directors holds meetings on the second Tuesday of the month at 7:00pm.

Please contact any board member if you have something to bring to the board or wish to attend.

No HOA Board meetings will be held during the months of July and August.

### Numbers to keep handy

Illegal fireworks, loud music, abandoned car, underage drinking, and **suspicious solicitor:**  
271-4777

Barking dog, dead animal, and loose animal:  
271-4876

Check out our website ([www.carriageoakshoa.net](http://www.carriageoakshoa.net)) or posts from the group The Official CarriageOaks HOA on Facebook for upcoming information.



Carriage Oaks HOA  
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[Recipient]